013.0	0003	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,024,200 /	1,024,200
USE VALUE:	1,024,200 /	1,024,200
ASSESSED:	1,024,200 /	1,024,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROZANITIS CHRIS & GEORGIA
Owner 2:	
Owner 3:	
Street 1:	16 MELANIE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2732 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4825.000	567,700	4,700	451,800	1,024,200
Total Card	0.111	567,700	4,700	451,800	1,024,200
Total Parcel	0.111	567,700	4,700	451,800	1,024,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.89 | /Parcel: 374.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10188

GIS Ref

GIS Ref

Insp Date 10/05/17

!1261!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	567,800	4700	4,825.	451,800	1,024,300	1,024,300	Year End Roll	12/18/2019
2019	104	FV	423,000	4700	4,825.	480,000	907,700	907,700	Year End Roll	1/3/2019
2018	104	FV	423,000	4700	4,825.	350,100	777,800	777,800	Year End Roll	12/20/2017
2017	104	FV	397,100	4700	4,825.	305,000	706,800	706,800	Year End Roll	1/3/2017
2016	104	FV	397,100	4700	4,825.	259,800	661,600	661,600	Year End	1/4/2016
2015	104	FV	354,400	4700	4,825.	254,100	613,200	613,200	Year End Roll	12/11/2014
2014	104	FV	354,400	4700	4,825.	209,000	568,100	568,100	Year End Roll	12/16/2013
2013	104	FV	368,600	4700	4,825.	198,800	572,100	572,100		12/13/2012

PRINT

Date	Time
12/10/20	16:54:41

LAST REV

Date	Time
10/06/17	09:45:35
danam	
1261	

USER DEFINED

Prior Id # 1:	10188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13426-279		4/1/1978		63,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	974	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	MEAS&NOTICE	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4825		Sq. Ft.	Site		0	80.	1.17	1									451,801						451,800	

Total AC/HA: 0.11077 | Total SF/SM: 4825 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,801 | Spl Credit | Total: 451,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03433383
Const Adj.:	0.98990101
Adj $ / SQ:	174.061
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697448
Depreciation:	129725
Depreciated Total:	567723

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

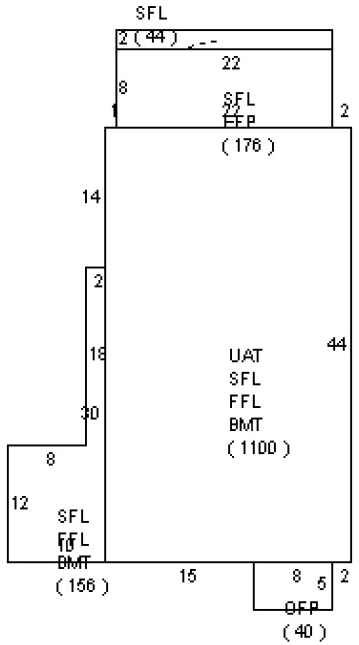
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.06
Special Features:	0	Val/Su Net:	126.75
Final Total:	567700	Val/Su SzAd	207.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,476	174.060	256,914
BMT	Basement	1,256	52.220	65,586
FFL	First Floor	1,256	174.060	218,621
UAT	Upper Attic	275	69.620	19,147
EFP	Enclos Porch	176	42.260	7,438
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	4,479	Total:	569,448
Size Ad	2732	Gross Are	5304	FinArea	2732
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700